

Three or Four bedroom town house with gite potential close to amenities



INFORMATION

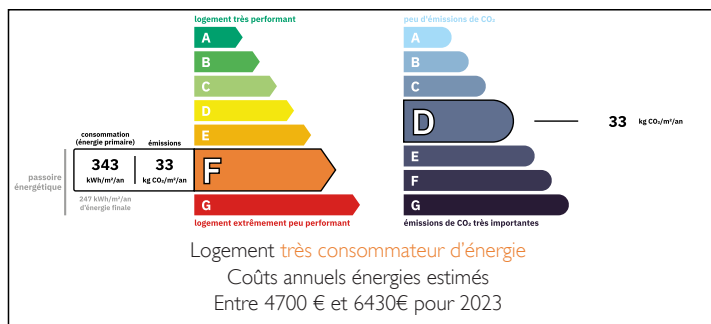
Town:	Confolens
Department:	Charente
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	1230 m2

IN BRIEF

This detached, town house is within a two minute walk of your local Bakers, Butchers and cafe/bar, and a very short drive to local supermarkets. With a ground floor bedroom and bathroom, this property also has the opportunity to provide an income from a Gite at the bottom of the garden which needs renovating.

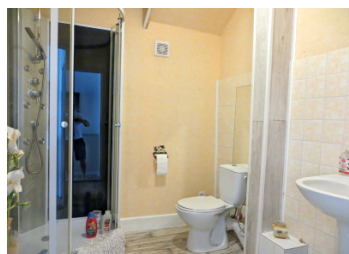


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Situated close to the centre of the Medieval Town of Confolens, with the stunning Charente countryside on your doorstep, this property will provide a great lock up and leave holiday home or a full time home with the bonus of a potential income. On the ground floor is a Kitchen 15m2, Lounge 24m2, bedroom 17m2 and a bathroom with WC and shower. there is also a Utility and boiler room 20m2

On the first floor is the Lounge dinner 24m2, The principal bedroom with en-suite shower and WC, two further bedrooms 22m2 and 12m2 and a Third shower room with WC.

A courtyard garden at the rear has two brick built sheds totalling approximately 27m2. The Driveway at the side of the house leads to a small 'cottage/Gite' in need of restoration with four rooms measuring approximately 52m2.

This could provide you with just what you have been looking for and is worth a visit.

As well as the local shops there are a selection of supermarket, bars, restaurants, schools and a Hospital within a few minutes of the house.

Limoges airport is a 45 minute drive.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES